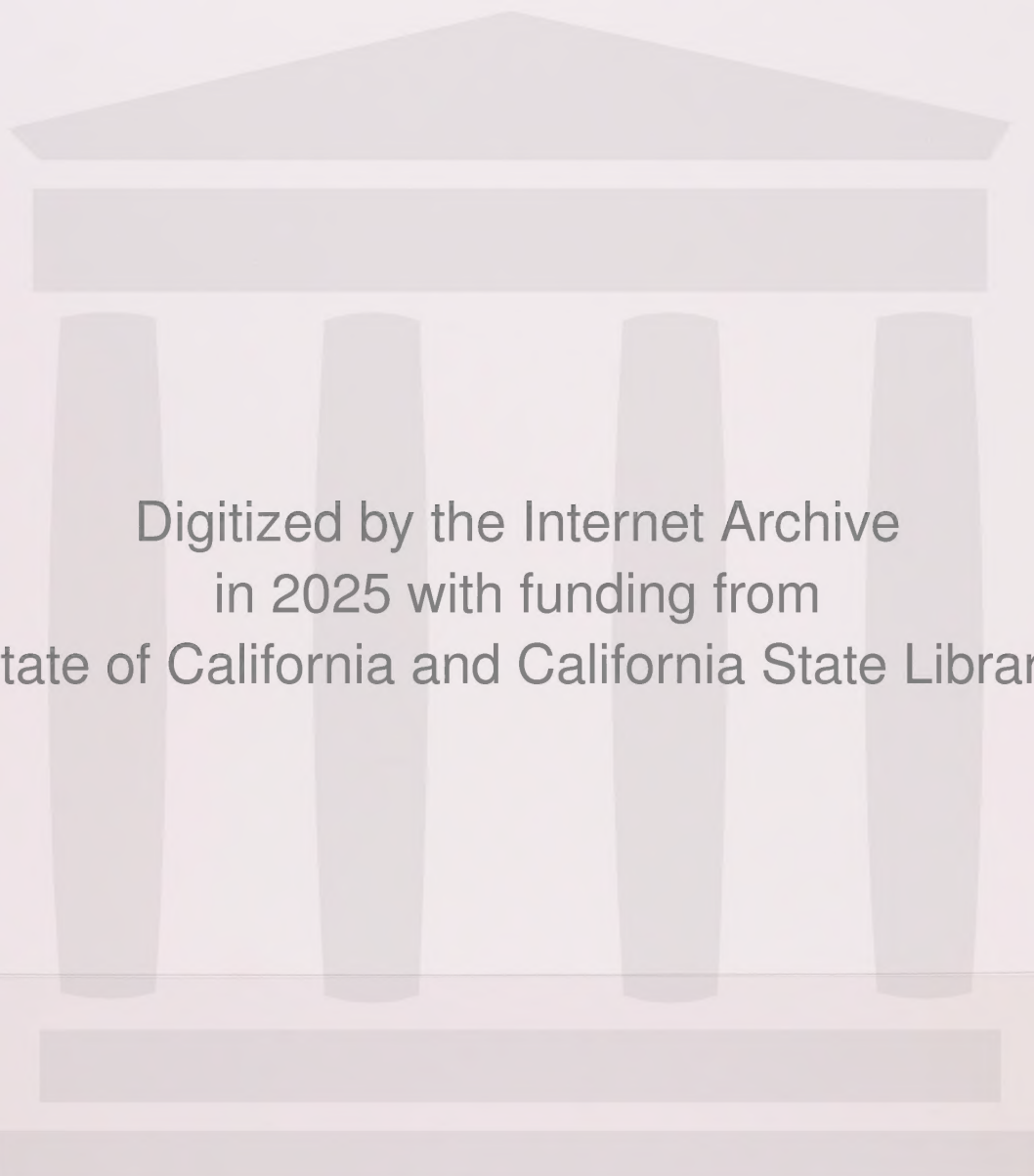


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Van Nuys North Sherman Oaks Plans

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES





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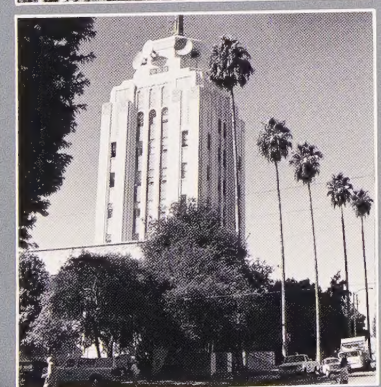
North Sherman Oaks Plans



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North Sherman Oaks Plans



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Plan Amendments Date Log

A. Community Plan

1. Generalized Land Use Map
2. Generalized Circulation Map
3. Text*
4. Plan Maps

B. Future Expansion

* This Document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the Broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The Text is essentially the same as the originally adopted Plan.

PLAN AMENDMENTS DATE LOG*

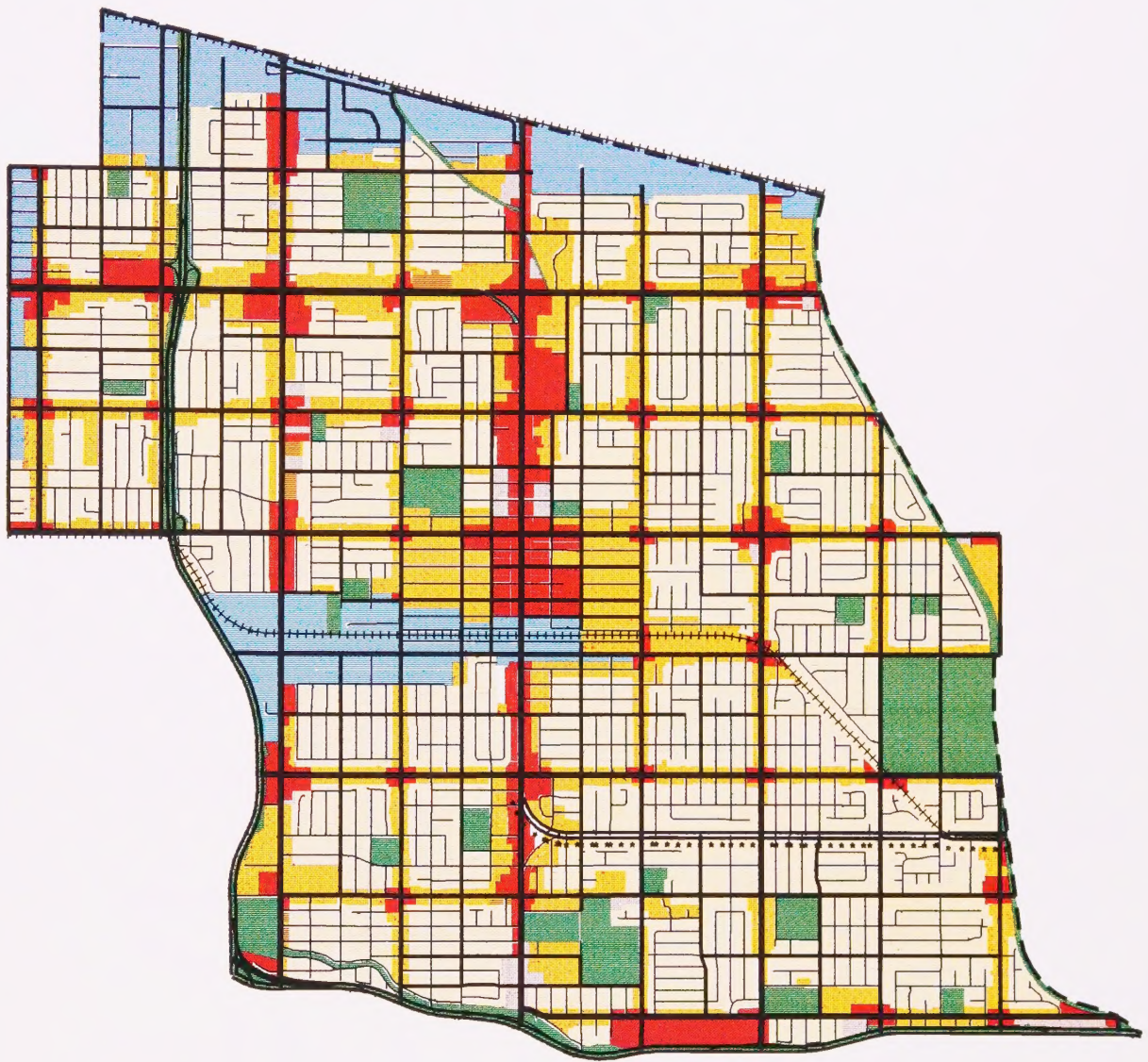
VAN NUYS - NORTH SHERMAN OAKS PLAN

Adopted by City Council
October 26, 1977
C.F. 76-1403 S1 & S2

Subsequent Amendments Adopted by City Council

DATE	TITLE	COUNCIL FILE
August 20, 1986	AB283 General Plan/Zoning Consistency, Van Nuys Part I	86-0878
Oct. 14, 1987	Periodic Plan Review, Window 4, Item 2, Allott Ave.	87-1155 S2
Oct. 14, 1987	Periodic Plan Review, Window 4, Item 3, Van Nuys Blvd.	87-1155 S3
March 16, 1988	Periodic Plan Review, Window 8, Item 4, Victory Blvd.	88-0133 S4
March 16, 1988	Periodic Plan Review, Window 8, Item 5, Kester Ave.	88-0133 S5
March 16, 1988	Periodic Plan Review, Window 8, Item 6, Sherman Way	88-0133 S6
March 16, 1988	Periodic Plan Review, Window 8, Item 7, Woodman Ave.	88-0133 S7
March 25, 1988	AB283 Industrial/Residential - South Valley	88-0311
August 3, 1988	Periodic Plan Review, Window 8, Item 10, Burbank Blvd.	88-0133 S10
August 31, 1988	Periodic Plan Review, Window 12, Item 3, Coldwater Canyon Ave.	88-1212 S3
August 31, 1988	Periodic Plan Review, Window 12, Item 4, Kester Ave.	88-1212 S4
August 31, 1988	Periodic Plan Review, Window 12, Item 5, Burnet Ave.	88-1212 S5
August 31, 1988	Periodic Plan Review, Window 12, Item 6, Hazeltine Ave.	88-1212 S6
August 31, 1988	Periodic Plan Review, Window 12, Item 10, Chandler Blvd.	88-1212 S10
August 31, 1988	Periodic Plan Review, Window 12, Item 11, Magnolia Blvd.	88-1212 S11
March 8, 1989	Periodic Plan Review, Window 16, Item 7, Woodman Ave.	89-0027 S7
March 8, 1989	Periodic Plan Review, Window 16, Item 8, Sherman Way	89-0027 S8
March 8, 1989	Periodic Plan Review, Window 16, Item 9, Van Nuys Blvd.	89-0027 S9
August 30, 1989	Periodic Plan Review, Window 20, Item 1, Van Nuys Blvd.	89-1314 S1
Oct. 13, 1989	Mobile Home Footnote	89-0119
Feb. 28, 1990	Periodic Plan Review, Window 20, Item 2, Banchito Ave.	89-1314 S2
March 30, 1990	AB283 General Plan/Zoning Consistency, Van Nuys Part II	86-0878
March 27, 1991	Land Use Footnote	90-1422
April 10, 1991	Periodic Plan Review, Window 32, Item 1, Hazeltine Ave.	90-2593 S1
April 10, 1991	Periodic Plan Review, Window 32, Item 4, Woodley Ave.	90-2593 S4

* For your convenience, we have provided this space to record updated plan amendments as they are adopted by City Council.



VAN NUYS-NORTH SHERMAN OAKS
GENERALIZED LAND USE



NOT TO SCALE



— Proposed Secondary Hwy
 - - - Proposed Collector St

VAN NUYS-NORTH SHERMAN OAKS GENERALIZED CIRCULATION



NOT TO SCALE

Van Nuys-North Sherman Oaks Plan

The Van Nuys-North Sherman Oaks Community Plan consists of this text, and the accompanying maps.

The Van Nuys-North Sherman Oaks Community Plan is a part of the General Plan of the City of Los Angeles.

PURPOSES

USE OF THE PLAN

Notwithstanding any other language herein, this Plan does not commit the City to initiate any program or expend any funds for such programs as may be suggested.

The purpose of the Van Nuys-North Sherman Oaks Community Plan is to provide a guide to the future development of the Community for the use of the City Council, the Mayor, and the City Planning Commission; other concerned governmental agencies; residents, property owners, and businessmen of the Community; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the Community, within the larger framework of the City; guide development, betterment and change of the Community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use.

The Plan is not an official zone map and while it is a guide it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to periodic review and amendment.

OBJECTIVES OF THE PLAN

1. To coordinate the development of the Van Nuys-North Sherman Oaks Community with that of other parts of the City of Los Angeles and the metropolitan area.
2. To designate land at appropriate locations for the various private uses in the quantities and at densities which will accommodate population and activities projected to the year 1995.
3. To make provision for housing as required to satisfy the varying needs and desires of all persons who choose to reside in the Community, maximizing the opportunity for individual choice.
4. To preserve well maintained neighborhoods, particularly single-family, and to rehabilitate areas of deteriorated housing.
5. To promote economic well-being and public convenience through:
 - a. allocating and distributing commercial lands and related off-street parking for retail, service and office facilities in quantities and patterns based on sound planning principles and standards.
 - b. assisting in the improvement and future development of the Van Nuys Business District and its integration with the Valley Administrative Center.
 - c. designating land for industrial development that can be so used without substantial detriment to adjacent uses of other types, and proposing restrictions on the types and intensities of industrial uses as are necessary for this purpose.
6. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development.
7. To assist in coordinating the development of the Los Angeles Valley Community College and related facilities with the Community, encouraging their compatibility.
8. To make provision for a circulation system coordinated with land use and density for the purpose of accommodating traffic and encouraging the expansion and improvement of public transportation service.
9. To prevent or minimize detriment to the physical environment of the Community, to improve its visual environment, and to strengthen its image and identity.

10. To encourage a wide range of public and private programs at all levels to assist in solving the physical, social and economic problems of the Community.

POLICIES

The Van Nuys-North Sherman Oaks Community Plan, in concert with plans for adjoining communities, has been designed to accommodate the anticipated growth in population and employment of the Community to the year 1995. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for.

The Plan advocates the preservation of existing, and an increase in, low and moderate cost private housing. Also, the Plan promotes special services and facilities to assist special groups such as senior citizens, juveniles, physically handicapped and others.

The Plan encourages the preservation of low density single-family residential areas and other viable residential neighborhoods, and the conservation of designated open space lands. Properties in residential zones permitting densities in excess of those designated on the Plan should be reclassified to more appropriate zones. The Plan proposes the strengthening of the Van Nuys Business District as a major Center, connected to other Centers of the City by existing and eventually improved transit routes and systems. The Center will continue to be the focal point of retail commercial, office and multiple-residential development in the Community.

LAND USE

HOUSING

Standards and Criteria:

To the extent feasible new development in areas adjoining highways should be designated with lots siding or backing onto the highway, or with frontages on service or frontage roads. Local street patterns designed to discourage through traffic should be encouraged where practical.

Housing should be made available to all persons regardless of age or social, economic and ethnic backgrounds. Reasonable provision should be made to meet the needs of moderate and low income families for standard housing. Consideration should be given to low-cost senior citizen developments in locations convenient to shopping, recreational facilities and transportation. Future housing development should make use of clustering, open space, transitions and buffers, as appropriate.

New developments should be provided with usable open space. Housing developments near freeways and airports, where noise and air pollution would pose special problems, should be provided with features to mitigate these adverse impacts.

Features:

The proposed residential density categories and their capacities are*:

Residential Density	Dwelling Units Per Gross Acre**	Persons Per Gross Acre	Gross Acres	Percent Of Resid. Land	Pop. Capacity	Percent Of Pop. Capacity
Very Low	1+ to 3	6 to 12	361	6.0	2,459	2.0
Low	3+ to 7	12 to 18	3,751	67.0	59,199	39.0
Low-Medium I	7+ to 12	18 to 35	20	0.4	535	0.4
Low-Medium II	12+ to 24	35 to 53	585	9.0	22,016	14.0
Medium	24+ to 40	53 to 72	910	17.0	64,554	42.0
High-Medium	40+	72 to 250	27	0.5	4,300	3.0
TOTALS			5,654	100.0	153,063	100.0

* For informational purposes only.

** Gross Acreage includes streets.

The 1995 population of Van Nuys-North Sherman Oaks is projected to be approximately 112,600 persons, an increase of more than 9,600 over the 1975 population. The Plan capacity is approximately 129,340.

The Plan proposes that Low Density residential neighborhoods be preserved and protected from encroachment by other types of uses to the extent feasible.

The residential areas bounded by Bessemer Street, Kester Avenue, Victory Boulevard and Hazeltine Avenue should continue to be a mix of single and multiple-family housing, to protect a well maintained supply of low and moderate cost housing at a convenient central location.

COMMERCE

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1995.

The Plan recommends clustering of Neighborhood and Community Commerce activity to provide maximum convenience with minimum disturbance to residential neighborhoods.

Commercial buildings in areas designated for Neighborhood, Highway-Oriented and Limited Commerce should be restricted to three stories or 45 feet in height, to insure maximum compatibility with adjoining residential uses. Commercial buildings in areas designated for Community Commerce should be restricted to six stories in height.

Features:

The Plan designates approximately 760 acres of commercial and related parking uses.

Since the turn of the century, the Van Nuys Business District has been a major feature and focal point of the

Community. The Plan proposes that this historical role be continued and intensified by the establishment of new activities.

Commercial Core Special Study Area -- Flexibility of land uses and intensities should be considered within this area until a special study is made (which may lead to a Specific Plan ordinance for the area). Land uses and intensities shown on the Plan Map should be used in the interim.

"Old Town" -- The original character of the post-1900 buildings which still exist along Van Nuys Boulevard have been hidden over the years by modern facades. Some of these could be restored and similar architectural treatments could be applied to newer structures. The old public library, at Sylvan Street and Vesper Avenue, as a focal point, together with a system of malls, unique lighting fixtures, street furniture and open areas, could provide the impetus for the establishment of small, high quality, specialized retail shops. It is envisioned that some of these shops might complement the Old Town atmosphere.

Cultural Center -- A Cultural Entertainment Center is suggested to serve the needs of Van Nuys and surrounding communities. This center could contain an enclosed theatre, outdoor amphitheatre, painting, sculpture and ceramic galleries, a children's arts and crafts center, and a child care center.

Transportation Center -- A transportation facility providing for the interchange of various types of public and private transportation is suggested to be established in the vicinity of the Van Nuys Business District.

INDUSTRY

Standards and Criteria:

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts under the general principle that demand for industrial land is regional in scope. Where possible, industrial uses should be concentrated in industrial parks.

Within Limited Industry areas the height of industrial buildings should generally be restricted to three stories or 45 feet.

Features:

The Plan designates approximately 684 acres of land for industrial uses.

To preserve this valuable land resource from the intrusion of other uses and insure its development with high quality industrial uses, in keeping with the urban residential character of the Community, the Plan proposes classifying most land used for industrial purposes in restricted industrial zoned categories, such as the MR Zones. Those industrial lands adjacent to the Van Nuys Business District may be utilized for commercial manufacturing as well.

CIRCULATION

HIGHWAYS

Standards and Criteria:

Highways and Local Streets shown in this Plan should be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions except where environmental issues and planning practices warrant alternate standards consistent with street capacity requirements.

Design characteristics which might facilitate street identity, such as curves, changes in direction and topographical differences, should be emphasized by street trees, planted median strips and paving. Streets and highways should be designed and improved to be in harmony with adjacent development and to facilitate place orientation. Wherever feasible, street development should preserve existing trees.

Adequate transportation facilities should be assured prior to the approval of zoning permitting intensification of land use, in order to avoid congestion and to assure proper development.

Features:

The Plan incorporates and amends the Highways and Freeways Element of the General Plan. The Plan depicts a system of Collector Streets to direct traffic flow toward Major and Secondary Highways. This designation would more easily permit gasoline tax funds to be used for widening at intersections, if needed, or other traffic control and safety measures. This does not imply widening of the existing roadways in developed areas.

The circulation system in industrial areas should be designed to accommodate the industrial traffic and discourage disturbance to residential areas.

Bikeways -- The Plan designates several Bikeways. Some of these routes connect with Bikeways in other areas of the City in order to provide a network to facilitate use of this mode of transportation and recreation.

Bikeways shown on this Plan are subject to eventual change or modification at such time as a Citywide Bicycle Plan is adopted.

Railroads -- The Plan proposes that railroad rights-of-way in the Community be landscaped to provide buffering to help protect adjacent non-industrial uses.

Public Transportation -- The Concept for the General Plan features a rapid transit system connecting major Centers, including an auxiliary system connecting the core of each Center with other areas of intensive activity. A transit corridor connecting Van Nuys to Central Los Angeles should be initiated. A transportation station is suggested adjacent to the Business District to facilitate modal changes from autos, feeder buses and/or tram service to trunk line transit facilities. Upon adoption of a specific

transit route and stations, the Plan and the existing zoning patterns of the Community should be reviewed and adjusted appropriately.

A local transportation system including pedestrian malls and pedways within the core of the Van Nuys Business District and the Valley Administrative Center should be provided eventually, to facilitate shopping and circulation. Mini-bus and/or people mover service should be provided, connecting with peripheral parking facilities.

Parking buildings are proposed on peripheral portions of the Administrative Center and the Business District. These should be interim uses until the time that an adequate transit system reduces the need for such facilities. For this purpose, portable parking structures would be appropriate.

Scenic Corridors -- Chandler Boulevard east of Van Nuys Boulevard and Sherman Way west of Sherman Circle are proposed as Scenic Corridors.

Highway Landscaping -- The Plan proposes that the median of Van Nuys Boulevard, between Oxnard Street and a point approximately 500 feet south of Burbank Boulevard, be planted with a variety of landscaping.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan should be developed in substantial conformance with the standards for need, site area, design and general location expressed in the Service Systems Element of the General Plan. (See individual facility plans for specific standards.) Such development should be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon substantial compliance with the standards contained in the Service Systems Element of the General Plan.

The Plan proposes two standard types of local parks:

1. Neighborhood Parks -- minimum site size 5 acres; service radius 1 mile: and
2. Community Parks--minimum site size 15 acres: service radius 3 miles.

At times it will be necessary for portions of recreation sites to be used for public rights-of-way and easements.

Features:

Schools -- The Public Schools Element of the General Plan indicates that one Community College, two High Schools, three Junior High Schools and eleven Elementary Schools are adequate to serve general Community needs.

The Plan proposes, with the consent of the Los Angeles Board of Education, use of school facilities for the general

public after hours and on weekends. Where practical and compatible with primary use, school grounds should be landscaped and improved to facilitate after-hour recreational use. Elementary School recreational facilities would more likely be used by neighborhood children of both elementary and pre-school ages. The more extensive facilities of Junior and Senior High Schools can be used by all groups, including the use of school auditoriums for community meetings.

Child care centers should be located on or near school sites, in order to accommodate the needs of working parents.

Local Parks and Recreation -- The Plan proposes six new Neighborhood Parks. In some cases it may be necessary to modify their site areas or other standards due to practical considerations of access (e.g. crossing Major Highways).

Continued improvement of park and recreational facilities is needed to achieve the Plan standards. The utilization of flood control and railroad rights-of-way for open space purposes and/or hiking, bicycle and equestrian trails, is proposed where appropriate. The Tujunga Wash and the Pacoima Wash Flood Control Channels are designated as "Other Open Space -- Publicly Controlled Rights of Way", consistent with the adopted Open Space Plan.

Special programs are encouraged in the Programs Section to fulfill the needs of senior citizens and other special-need groups.

The Plan proposes the expansion of Delano Park and its integration with Sylvan Park Elementary School, by the removal of the interrupting portion of Noble Avenue.

Fire Facilities -- The Fire Department facilities along Sepulveda Boulevard south of Magnolia Boulevard will include, in addition to Fire Station No. 88: The Valley fire prevention office, a training tower drill facility, and a paramedic emergency medical training facility.

Valley Administrative Center -- The Plan proposes continued development of the Valley Administrative Center, generally bounded by Van Nuys Boulevard, Sylvan Street, Tyrone Avenue and Calvert Street. The Plan amends the Valley Administrative Center Development Plan, adopted in 1958, to include the proposed site of the State Office Building.

PROGRAMS

This outline of programs is intended to establish a framework for guiding development of the Van Nuys-North Sherman Oaks Community in accordance with the objectives of the Plan. In general, these programs indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

It is emphasized that those implementation programs which require the use of public funds for capital improvements will occur only when the funds are available. The Plan suggests the areas in which revenues, when available should be spent.

I. PUBLIC IMPROVEMENTS

A. Circulation: To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are proposed:

1. Continued development of the highway and street system in conformance with existing programs.
2. Continued planning of and improvements to the public transportation system for the Community.
3. The planning of Bike Routes with separate lanes.
4. Preparation of a Scenic Corridors element of the General Plan, with possible inclusion of Chandler Boulevard east of Van Nuys Boulevard and Sherman Way west of Sherman Circle.
5. A study for the improvement of access to the San Diego Freeway between Burbank and Victory Boulevards.

The grid bus service in Van Nuys and adjacent Valley communities should be continued and improved to provide better intra-Valley transportation and better connections with other parts of Los Angeles. The bus system and the possible provision of supplemental systems such as "dial-a-ride" and "mini-bus" should be continually studied.

B. Recreation, Parks and Open Space: Acquisition, expansion and improvement of needed local parks throughout the Community should be accelerated as funds and land become available.

The City should encourage continuing efforts by County State and Federal agencies to acquire vacant lands for publicly owned recreation and open space. Consideration should be given to:

1. Acquisition and development of mini-parks and malls in the Van Nuys Business District.
2. Improvement of land adjoining the Tujunga Wash Flood Control Channel for recreational uses.
3. Establishing a system of combined school playground facilities and neighborhood parks.
4. Studies of alternate methods of financing neighborhood parks.
5. Expansion of Delano Park and its integration with Sylvan Park Elementary School by the removal of the interrupting portion of Noble Avenue.

C. Other Public Facilities: Where feasible, new power lines should be placed underground and the program for the undergrounding of existing lines should be continued and expanded.

Existing flood control capital improvement programs should be continued, especially in the Pacoima Wash area. Where possible flood control rights-of-way should be landscaped and used for bicycle, hiking and equestrian trails.

II. PRIVATE PARTICIPATION

Citizen groups are encouraged to undertake private actions for community improvement. The business community could pursue a program for physical improvement and beautification of retail commercial areas. A citizen committee of merchants, homeowners, service groups, etc., could be formed to take an active part in promoting and improving the Business District. This committee might undertake a cleanup and beautification program concentrating on store frontages, rear entrances, parking lots, undergrounding of utility lines, and landscaping of parkways and median strips, as well as longer-range activities.

To assist property owners in the residential area bounded by Bessemer Street, Kester Avenue, Victory Boulevard and Hazeltine Avenue to improve and maintain their property, the following could be considered:

1. Assistance in obtaining low interest loans to help owners maintain their properties.
2. Promotion of a neighborhood clean-up, fix-up campaign.
3. Waiver of enforcement of code and parking requirements for minor infractions which do not endanger health or safety.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of the Plan.

- A. Townhouse Zoning:** A new zone to provide for attractive single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed Low-Medium density residential areas.
- B. Site and Building Design:** Improved site and building design standards, through either legislation of design standards or a requirement of site plan review, including consideration of: 1) requiring recreational space in apartment developments; 2) provision of physical and psychological barriers to prevent and deter crime, and to make apprehension more likely; 3) encouraging builders to offer a range of sale prices,

with a percentage of units offered at a minimum feasible price.

- C. **Signs:** Improvement of billboard and other commercial sign controls.
- D. **Buffer Strip Zoning:** Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking or other uses.
- E. **Vertical Zoning:** Provision for residential use of the upper floors of certain Business District structures, or other appropriate combinations of uses.
- F. **Limited Commercial Zoning:** Restrictive commercial zones for hotels, offices, restaurants and other low intensity businesses to be applied in locations convenient to residential areas.
- G. **Industrial Parks:** Special regulations and requirements for industrial parks, including requirements for landscaped setbacks.
- H. **Property Improvement Tax Relief:** Tax law revisions to provide incentives to property owners to make improvements on their properties and to insure that land is not taxed for a use higher than that proposed by the General Plan.
- I. **Incentive Zoning Concepts:** Incentives for private developers to surpass minimum requirements for open space, recreation and other amenities within new projects.
- J. **Airport Performance Noise Standards:** Revisions to the Los Angeles Zoning Code to limit the allowable noise emanating from airports.
- K. **Building Materials and Construction Techniques:** Amendments to the Building Code to permit use of more economical building materials and construction techniques so as to increase housing available to low and moderate income families.
- L. **Earthquake Fault Zones:** A requirement for geological reports for all structures three stories or more in height, directed to the avoidance of structures on earthquake fault zones or other geologically hazardous areas.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- A. The City may initiate redesignation to zones appropriate to the Plan.

- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for the various zones proposed by the Plan as a proven need arises, phased so that the density and intensity of development will be kept in balance with the availability of street and service systems capacities.

Initial zone redesignations should include all changes necessary to maintain the existing density in the residential areas bounded by Bessemer Street, Kester Avenue, Victory Boulevard and Hazeltine Avenue. These changes are necessary to preserve the lower-density quality of these areas; to establish a framework of guiding development in a manner consistent with the objectives of the Plan; and to preserve a viable supply of housing for lower income families in proximity to commerce, public services and public transportation.

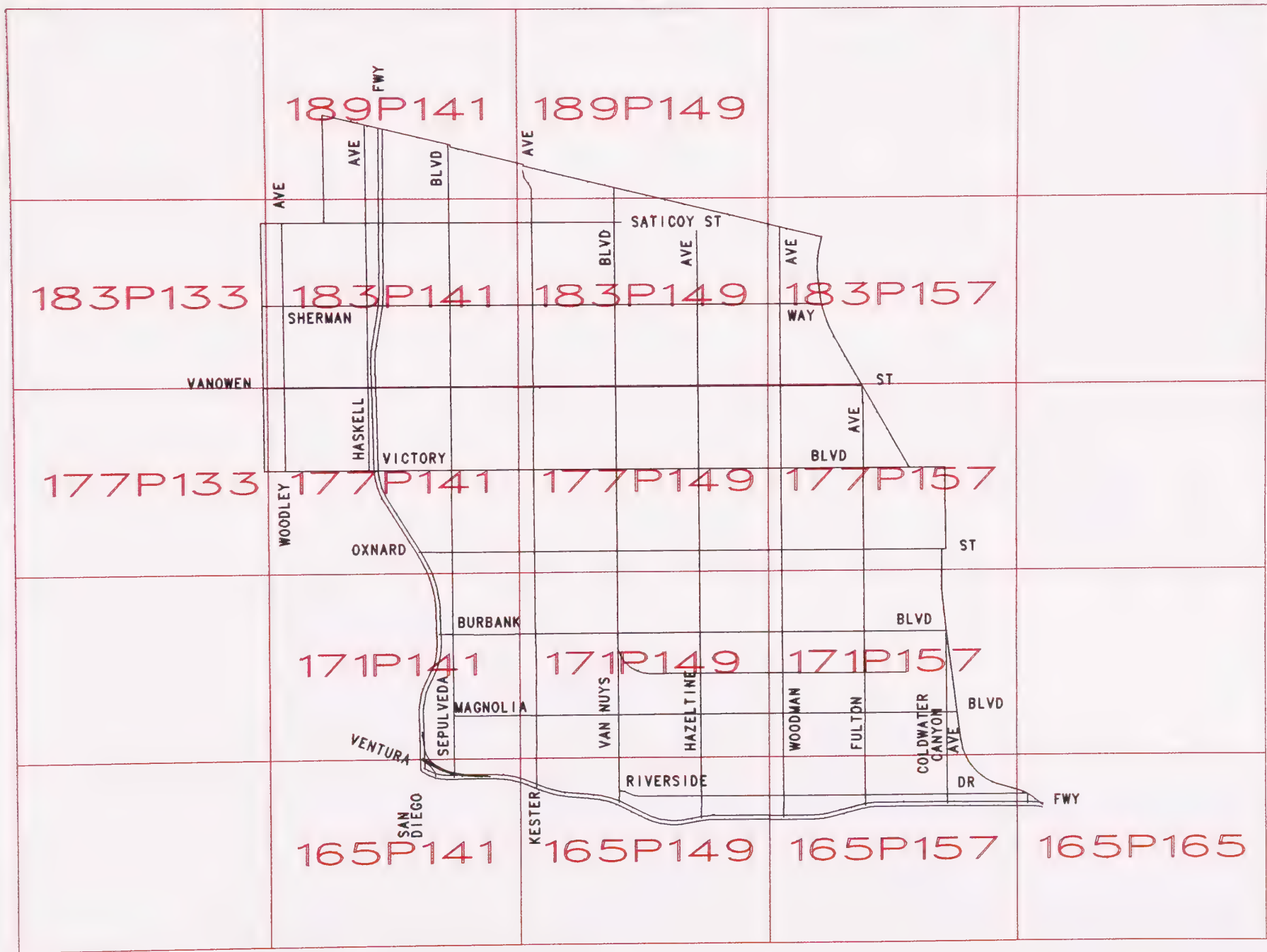
Upon adoption of a specific mass rapid transit route and stations, the Plan and the existing zoning patterns of the Community should be reviewed and adjusted appropriately.

V. CODE ENFORCEMENT

The City's Code Compliance program should be applied to the Van Nuys-North Sherman Oaks Community to ensure proper maintenance of the Community's housing, commercial and industrial supply, giving due consideration to the availability of low interest loans for rehabilitation.

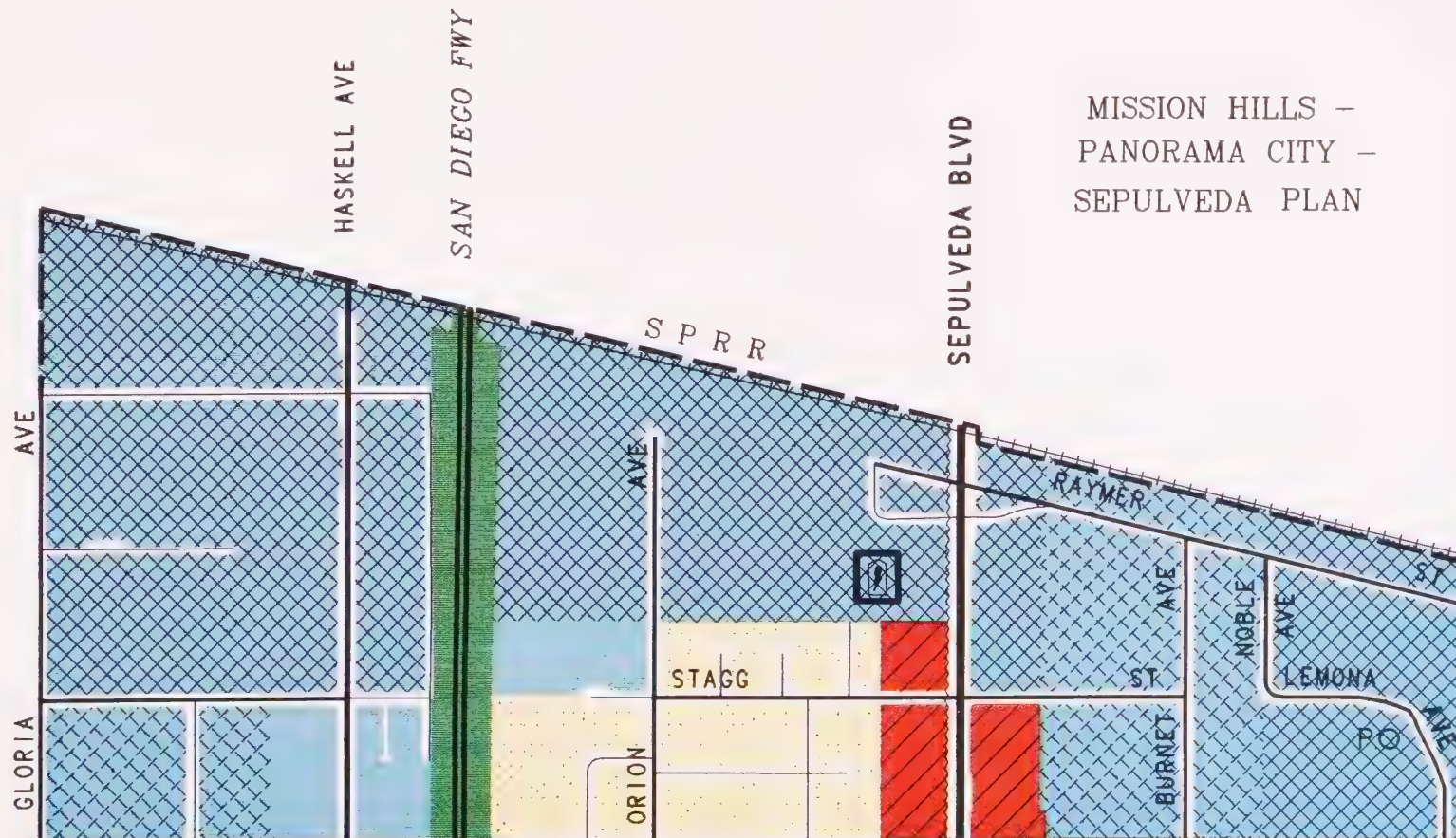
VI. FUTURE STUDIES

- A. **Revision of Valley Administrative Center Development Plan (when authorized by City Council)** -- Upon adoption of the Plan, a study should immediately be initiated to revise the Valley Administrative Center Development Plan. The study should be based upon the cooperation and coordination of public agencies as well as concerned private organizations. The study should include consideration of the following:
 - 1. Open area treatments including a system of malls, landscaping, fountains and special architectural effects.
 - 2. Pedestrian bridges at appropriate locations, particularly to link parking facilities to the Center.
 - 3. Specific locations of proposed new structures.
 - 4. The preservation of the existing Van Nuys City Hall.
 - 5. Interim use of portable parking buildings on the periphery of the Center, until the time that an adequate mass transit system reduces the need for such facilities.
 - 6. The closing of streets and alleys where appropriate.



RESEDA -
WEST VAN NUYS
PLAN

MISSION HILLS -
PANORAMA CITY -
SEPULVEDA PLAN



SEE MAP 189P149

SEE MAP 189P141

MISSION HILLS -
PANORAMA CITY -
SEPULVEDA PLAN

KESTER AVE

VAN NUYS BLVD

S P R R

RAYMER

ST

FO

RESEDA -
WEST VAN NUYS PLAN

SATICOY ST

AVE

SHERMAN WAY

HART ST

VALJEAN

VANOWEN ST

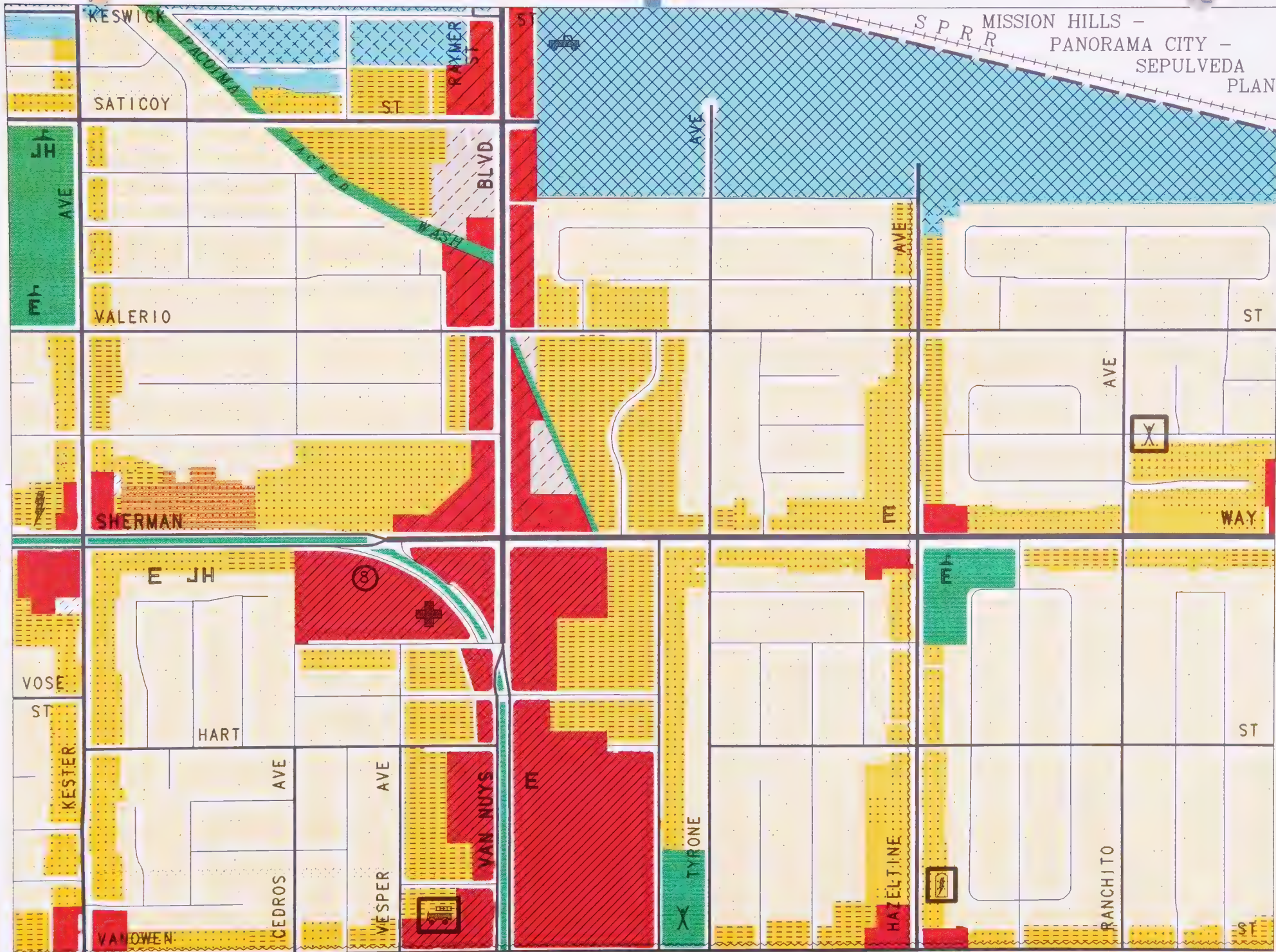
TRANSPORTATION STUDY
CORRIDOR

SEE MAP 183P141

CNA

SEE MAP 183P149

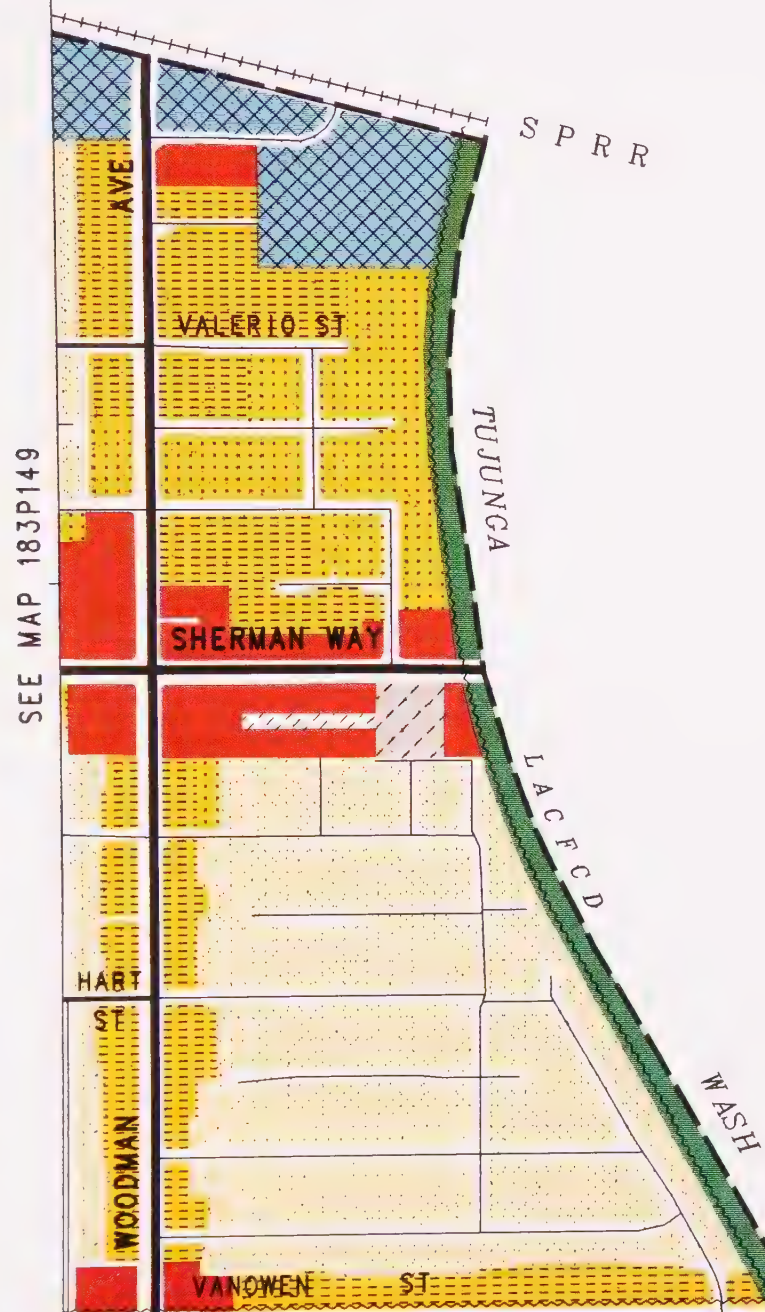
183-145



SEE MAP 183P141

SEE MAP 183P157

MISSION HILLS -
PANORAMA CITY -
SEPULVEDA PLAN



SUN VALLEY PLAN

NORTH HOLLYWOOD
PLAN

RESEDA -
WEST VAN NUYS PLAN

TRANSPORTATION STUDY
CORRIDOR

VICTORY BLVD
S P R R

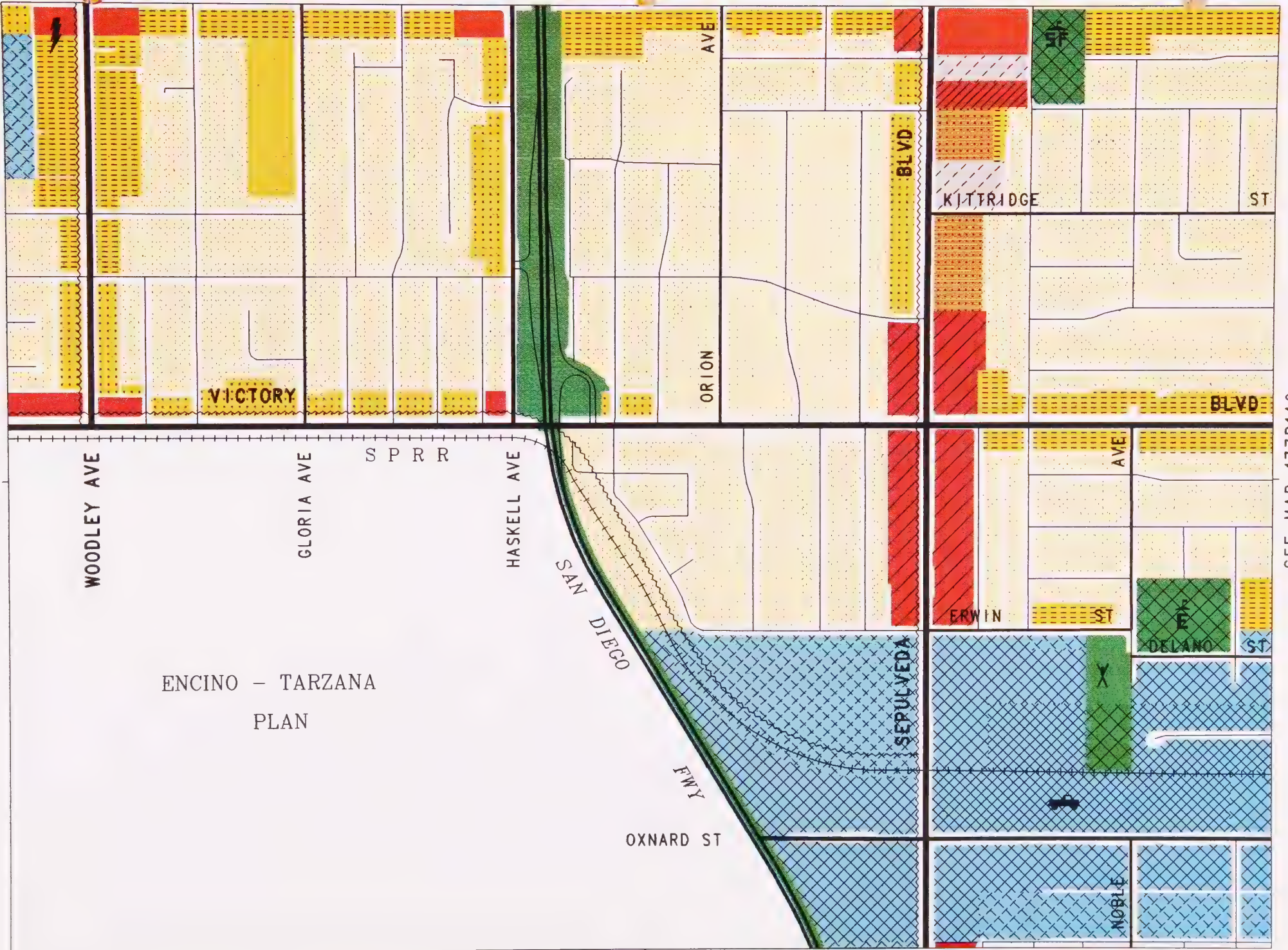
AVE

VALJEAN

SEE MAP 177P141

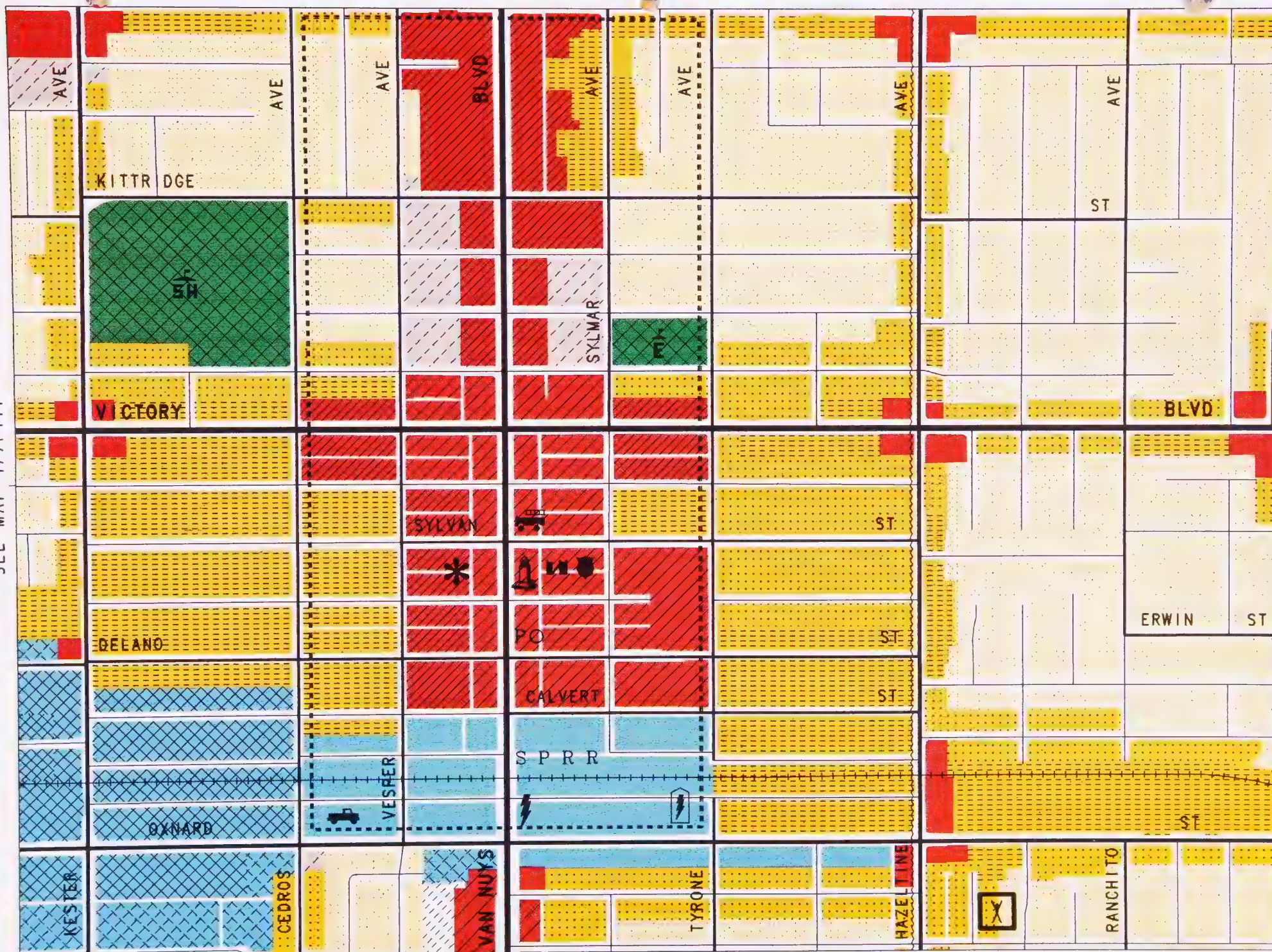
ENCINO - TARZANA
PLAN

SEE MAP 177P133



SEE MAP 177P149

SEE MAP 177P157



SEE MAP 177P149



NORTH HOLLYWOOD PLAN

ENCINO - TARZANA
PLAN

LOS ANGELES RIVER
L A C F C D

SAN DIEGO

FWY

BLVD

HATTERAS

AVE

ST

BURBANK

BLVD



NOBLE

MAGNOLIA

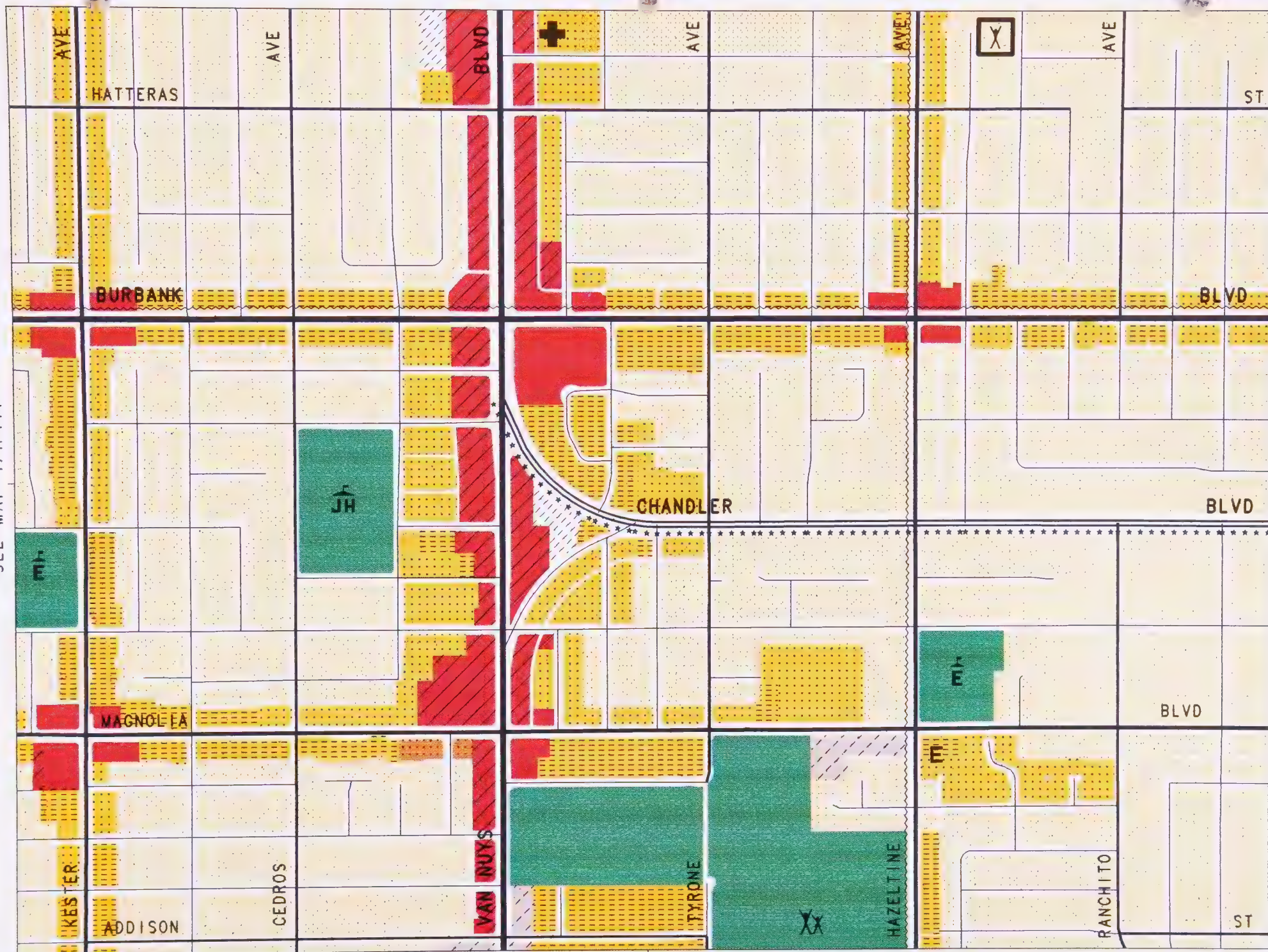
BLVD

SEPULVEDA

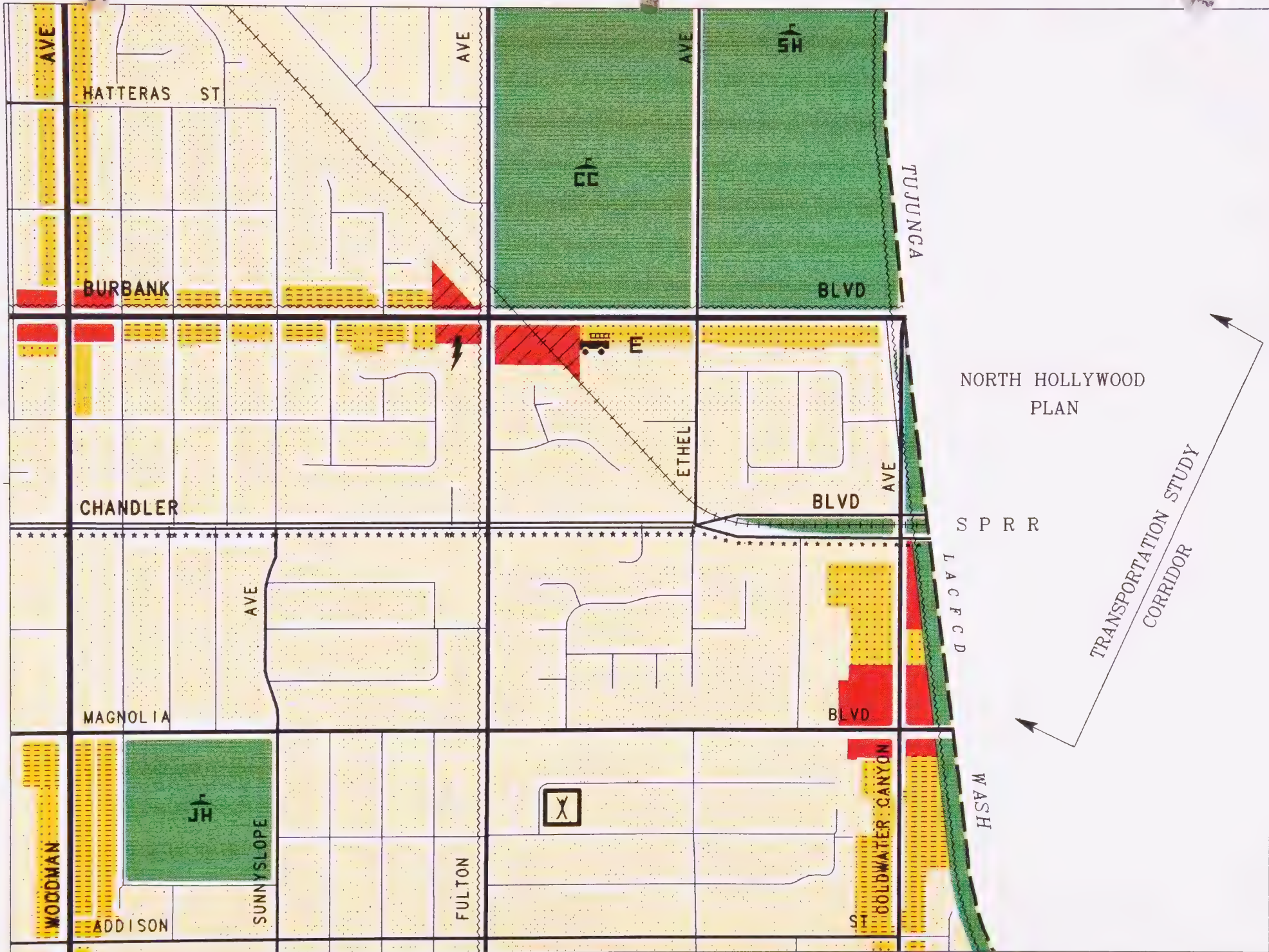
SEE MAP 171P149

SEE MAP 171P141

SEE MAP 171P157

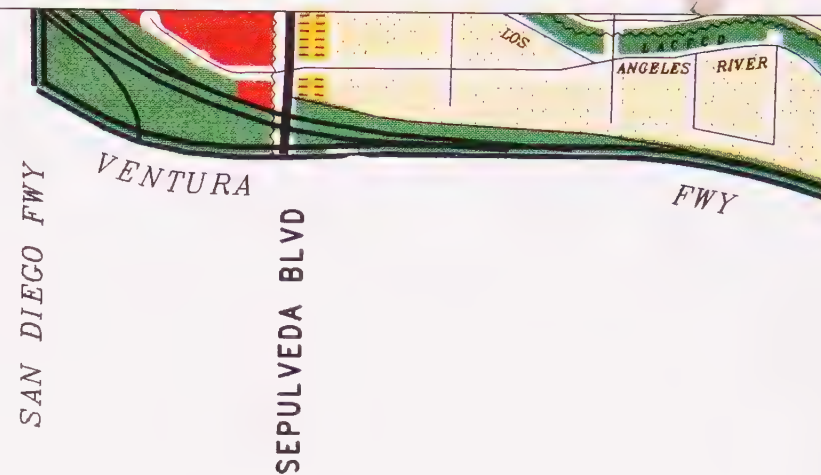


SEE MAP 171P149



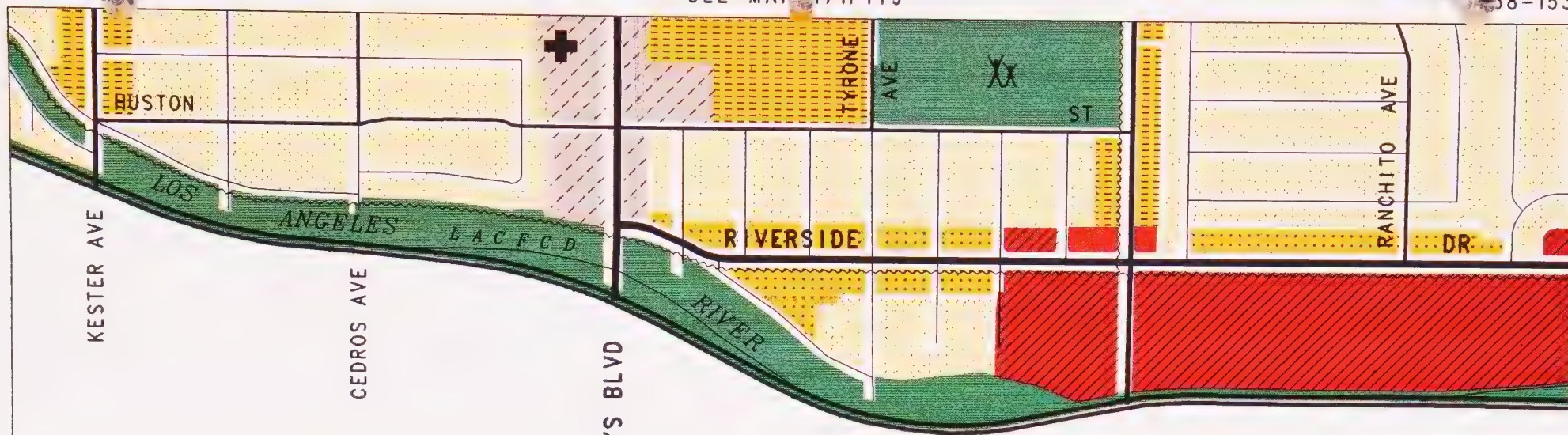
NORTH HOLLYWOOD
PLAN

TRANSPORTATION STUDY
CORRIDOR



SHERMAN OAKS - STUDIO CITY -
TOLUCA LAKE PLAN

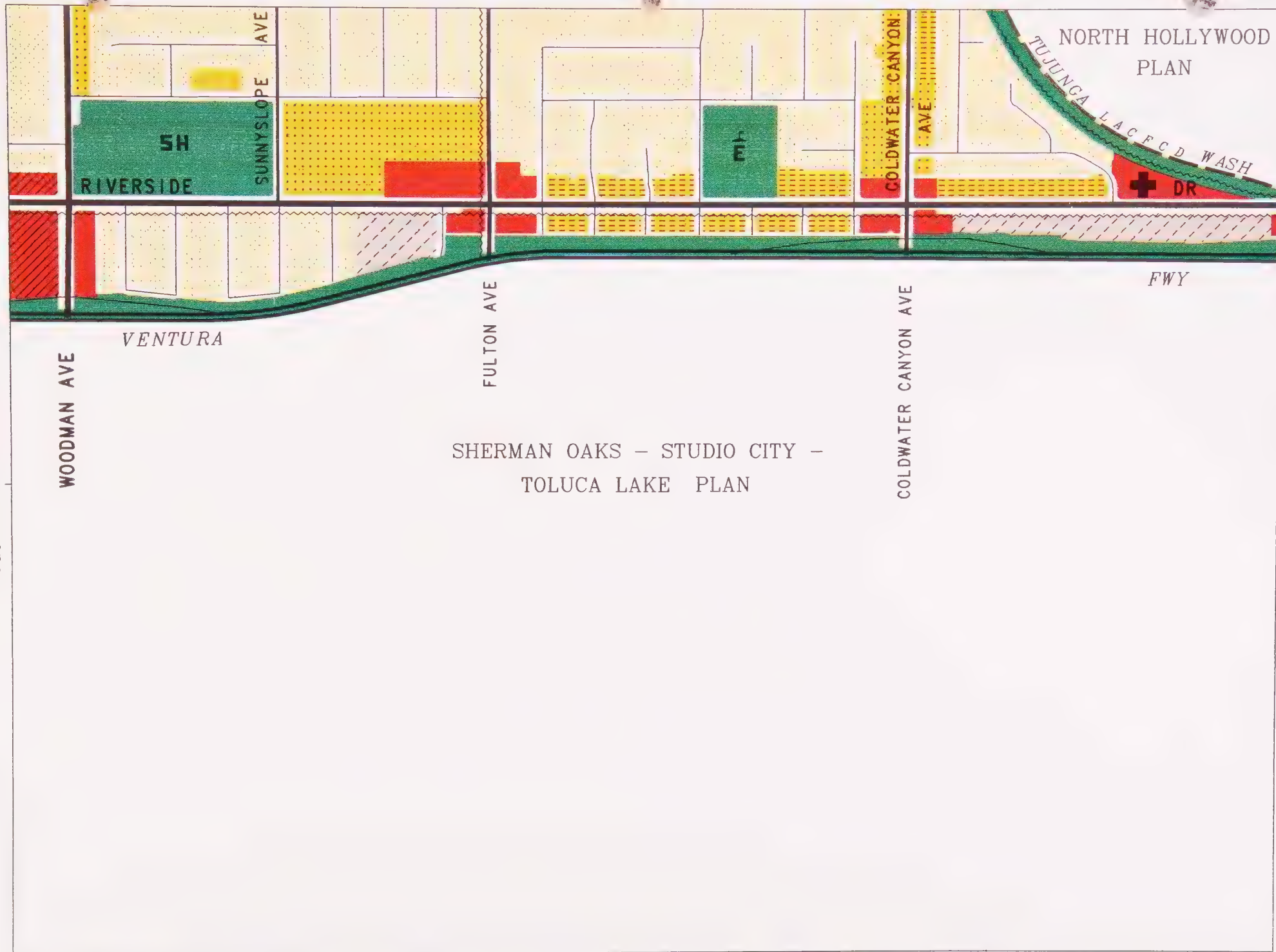
SEE MAP 165P149



SEE MAP 165P141

SEE MAP 165P157

SHERMAN OAKS - STUDIO CITY -
TOLUCA LAKE PLAN



SEE MAP 165P149

SEE MAP 165P165

SHERMAN OAKS - STUDIO CITY -
TOLUCA LAKE PLAN

WHITTSET AVE

NORTH HOLLYWOOD
PLAN

RIVERSIDE DR

SAN DIEGO
FWYTUJUNGA WASH
L A C F C DSHERMAN OAKS - STUDIO CITY -
TOLUCA LAKE PLAN

SEE MAP 165P157

FOOTNOTES:

1.

Height District No. 1
2.

Height District No. 1VL (three stories).
3.

Height District No. 1L (six stories).
4.

Gross acreage includes abutting streets.
5.

RD6 zone permits apartments and attached housing.
6.

Boxed symbol denotes the general location of a proposed facility, and does not designate any specific private property for acquisition. Such facility may appropriately be located within an area defined by locational and service radius standards contained in the individual facility plan comprising the Service-Systems Element of the General Plan.
7.

Local streets are not a part of this plan and are shown for reference only.
8.

If this property is developed with residential uses, density should not exceed medium (R3 zone). The quasi-public designation shall allow hospital related conditional uses, or a medical office building or facilities.
9.

When the use of property designated as "open space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objective of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
10.

When the use of property designated as "Public/Quasi-Public" (e.g. school, university, hospital, major institutions) is proposed for a use other than that which has been deemed to be approved per LAMC 12.24-F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the intent and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning or other restriction of adjacent and surrounding properties, and consistent with the General Plan.
11.

The use of Transfer of Floor Area Ratio rights to a maximum of 6 to 1 shall be permitted within that portion of the proposed specific plan bounded by Vesper Avenue, Calvert Street, Sylmar Avenue and Gilmore Street, in exchange for public benefit purposes such as: provision of housing, open space, historic preservation, cultural and community and public facilities, and transportation improvements.
12.

Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
13.

Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations. Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

LAND USE

RESIDENTIAL ¹					
LOW DENSITY		CORRESPONDING ZONES	MULTIPLE FAMILY		CORRESPONDING ZONES
	VERY LOW	RE20, RA, RE15, RE11		LOW MEDIUM I	R2, RD6 ⁵ , RD5, RD4, RD3
	LOW	RE9, RS, R1		LOW MEDIUM II	RD2, RD1.5
				MEDIUM	R3
				HIGH MEDIUM	R4
COMMERCIAL			INDUSTRIAL		
	LIMITED ²	CR, C1, C1.5, P		COMMERCIAL MANUFACTURING	CM, P
	HIGHWAY ² ORIENTED	CR, C1.5, C2, C4, P		LIMITED	M1, MR1, P
	NEIGHBORHOOD & OFFICE ²	CR, C1, C1.5, P		LIGHT	M2, MR2, P
	COMMUNITY ³	C1.5, CR, C2, C4, P, PB ³		HEAVY	M3, P
	REGIONAL CENTER	C2, C4, P, PB	OPEN SPACE, PUBLIC/QUASI-PUBLIC		
PARKING				OPEN SPACE ⁹	
	PARKING	P, PB		PUBLIC/QUASI-PUBLIC ¹⁰	

CIRCULATION

	Freeway
	Divided Major Highway ⁸
	Major Highway
	Secondary Highway
	Collector Street
	Local Street ⁷
	Railroad
	Bikeway

SPECIAL BOUNDARY

	Commercial Core Special Study Area
--	------------------------------------

ADMINISTRATIVE BOUNDARY

	Community Boundary
--	--------------------

SERVICE SYSTEMS⁶

SCHOOL SITES

	Public Elementary
	Public Junior High
	Public Senior High
	Community College
	Special Facility
	Private Schools

SERVICE SYSTEMS⁶

RECREATIONAL SITES

	Neighborhood Park
	Community Park

OTHER FACILITIES

	Branch Administrative Center
	Community Library
	Fire Station
	Police Station
	Health Center
	Receiving Station
	Distributing Station
	Maintenance Yard
	Post Office
	Cultural/Historical Site

NOTES:

	Proposed ⁶
--	-----------------------



SUMMARY OF LAND USE

LAND USE

DENSITY	DWELLING UNITS PER GROSS ACRE ⁴	CORRESPONDING ZONES				
RESIDENTIAL ¹						
Very Low	1 to 3	RE20, RA, RE15, RE11	Single Family Residential			
Low	3+ to 7	R1, RS, RE9	Total Acres	4,131	TOTAL RESIDENTIAL	
			% of Total Area	53.0	Total Acres	5,653
Low Medium I	7+ to 12	R2, RD3, RD4, RD5, RD6 ⁵	Dwelling Unit Capacity	19,574	% of Total Area	74
Low Medium II	12+ to 24	RD1.5, RD2	Population Capacity	61,658	Dwelling Unit Capacity	61,834
					Population Capacity	153,063
Medium	24+ to 40	R3	Multiple Family Residential			
High Medium	40+ to 60	R4	Total Acres	1,522		
			% of Total Area	21		
			Dwelling Unit Capacity	42,260		
			Population Capacity	91,405		
COMMERCIAL						
Limited ²		CR, C1, C1.5, P	Limited			
			Total Acres	69		
			% of Total Area	.9		
Highway Oriented ²		CR, C1.5, C2, C4, P	Highway Oriented			
			Total Acres	236		
			% of Total Area	3.0		
Neighborhood and Office ²		CR, C1, C1.5, P	Neighborhood and Office		TOTAL COMMERCIAL	
			Total Acres	149	Total Acres	605
			% of Total Area	1.9	% of Total Area	7.8
Community ³		CR, C1.5, C2, C4, P, PB ³	Community			
			Total Acres	126		
			% of Total Area	1.6		
Regional		C2, C4, P, PB	Regional			
			Total Acres	25		
			% of Total Area	.3		
INDUSTRIAL						
Commercial Manufacturing		CM, P	Commercial Manufacturing		TOTAL INDUSTRIAL	
			Total Acres	54	Total Acres	682
			% of Total Area	.7	% of Total Area	8.6
Limited		M1, MR1, P	Limited			
			Total Acres	287		
			% of Total Area	3.7		
Light		M2, MR2, P	Light			
			Total Acres	313		
			% of Total Area	3.9		
Heavy		M3, P	Heavy			
			Total Acres	28		
			% of Total Area	.3		
PARKING		P, PB			TOTAL PARKING	
					Total Acres	142
					% of Total Area	1.7
OPEN SPACE						
Open Space ⁹			Open Space			
			Total Acres	418		
			% of Total Area	5.4		
Public Quasi-Public ¹⁰			Public/Quasi-Public			
			Total Acres	216		
			% of Total Area	2.7		
					TOTAL OPEN SPACE	
					Total Acres	634
					% of Total Area	8.1
					TOTAL ACRES	7,716

MISSION HILLS - PANORAMA CITY - SEPULVEDA PLAN



SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE PLAN

Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

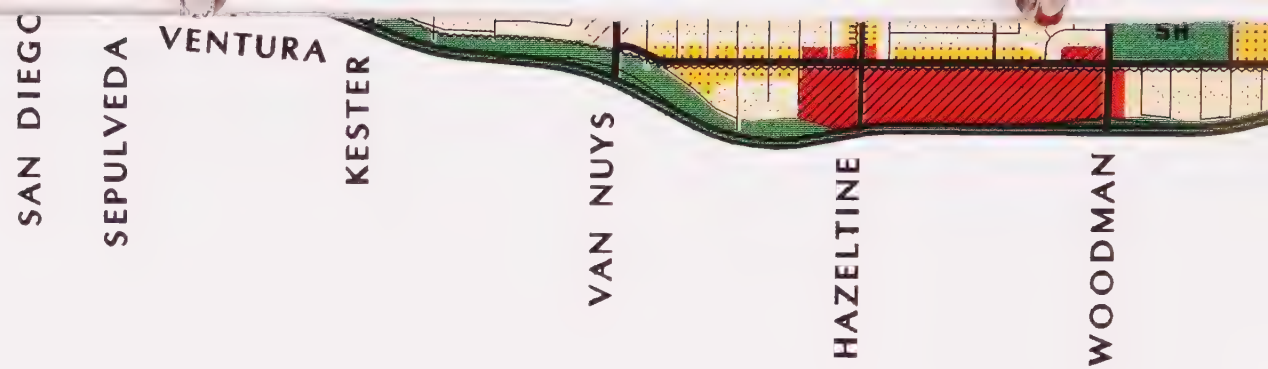
PLAN LAND USE • Van Nuys-North Sherman Oaks

Department of City Planning, Los Angeles, Ca., Melanie S. Fallon, Director

ft 0 800 1600 3200

June 1991

(See Plan booklet for Plan Information)



SHERMAN OAKS - STUDIO CITY - TOLUCA PLAN

Note: This map may not be current if it is revised and reprinted. For the latest amendments recently adopted and by other Planning Commission amendments, see the amendment list at the end of the Plan map pages in the

PLAN LAND USE • Van Nuys-North Sherman Oaks

Department of City Planning, Los Angeles, Ca., Melanie S. Fallon, Director

Original Credit Page

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